

MORLEY DANIEL
96857 BLACKROCK ROAD
YULEE, FL 32097

43-3N-28-5098-0005-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03COMMON BRK 100 GABLE/HIP 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 80

Interior Wall04PLYWOOD 20

Interior Floo14CARPET 70

Interior Floor08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type Bedrooms Bathrooms04AIR DUCTED 100
3 100
1.5 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100

BUD8 Adjustme Occupancy04DIST 01 100
00 NONE 100

Quality01Quality Level 01

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4031.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUE

BAS1,24510019931,245152,148

FCP240251993607,333

UOP48201993101,222

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0900011,315116.0640161.33212,149197619960024.2575.75

1 SNGL FAM100%- 2023Heated Area: 1245HX Base Yr 2023

Diagram showing building footprint (BAS) and surrounding areas (FCP, UUP).

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE160,703

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET125,000

TOTAL MARKET VALUE285,703

SOH/AGL Deduction72,403

ASSESSED VALUE213,300

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE161,889

TOTAL JUST VALUE285,703

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE279,115

Sales Data Section

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

2566/11455/27/2022WDQI01200,000

GRANTOR: TURNER KENNY R

GRANTEE:MORLEY DANIEL

2322/08203/06/2019WDU I11100

GRANTOR: MALONE DEBRA H & SAND

GRANTEE:TURNER KENNY R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S7 FCP=[YR=1993] S20 E12 N20W12\$ E12 S20 E4 UOP=[YR=1993] S4 E12 N4W12\$ E39 N27\$.

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRDLOC FRONTDEPTHTOT LND UNITDPTHPHCOND% TOTADJPRIADJ UNILAND OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1 000134CRES POND100RSF-1100.00220.001.00LT1.001.001.00125,000.00125,000.00125,000Other adjustments and notesYearDensityDeclFrzYrConsrV

REVIEW DATE01/01/2023BY CDTot Acres: 0.50Total Land Value: 125,000Market: 0Agricultural: 0Common: 125,000PRINTED 07/09/2026 BY SYS